



## *City of El Paso – City Plan Commission Staff Report*

**REVISED**

**Case No:** SURW12-00007 Tobin Alley Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** April 19, 2012

**Staff Planner:** Raul Garcia, 915-541-4935, [garcia1@elpasotexas.gov](mailto:garcia1@elpasotexas.gov)  
**Location:** 212 Hardesty  
**Acreage:** 0.008 acre (337.5 sq. ft.)  
**Rep District:** 8

**Existing Use:** Unimproved alley  
**Existing Zoning:** R-5 (Residential)

**Property Owner:** City of El Paso  
**Applicant:** Raul Dozal  
**Representative:** Raul Dozal

### **SURROUNDING ZONING AND LAND USE**

**North:** R-5 (Residential)/ Single-family development  
**South:** R-5 (Residential)/ Single-family development  
**East:** A-2 (Apartments)/ School facility  
**West:** R-5 (Residential)/ Single-family development

**THE PLAN FOR EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

This is a city-initiated vacation application to vacate a 4.5' wide portion of an unimproved alley abutting and running parallel to Tobin Place. The abutting properties all along the unimproved alley have improvements that encroach into the alley. Staff will be applying the recently adopted Resolution allowing the City to convey property for 10% of the appraised market value as this request meets the criteria stipulated in the adopted Resolution.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Tobin Alley Vacation subject to the following conditions and requirements:

- That a 2.5-foot El Paso Electric Company easement be retained for existing facilities.

**Planning Division Recommendation:**

Approval.

**Engineering & Construction Management-Land Development:**

No objections.

**Planning - Transportation:**

Note:

All existing/proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

**El Paso Water Utilities:**

1. EPWU does not object to this request

**EPWU-PSB Comments**

Water:

2. There is an existing 8-inch diameter water main extending along Tobin Place that is available for service, the water main is located approximately 7.5 feet west from the center line of the right-of-way.

3. There is an existing 6-inch diameter water main extending along Hardesty Place that is available for service, the water main is located approximately 9 feet east from the center line of the right-of-way.

4. EPWU records indicate seven active 3/4-inch water meters serving the subject properties. The service addresses for these meters are 224, 222, 220, 218, 214, 212 Hardesty Place and 407 Tobin Place. These meters are connected to the water main that extends along Hardesty Place.

5. Previous water pressure from fire hydrant #1909 located at the southwest corner of Tobin Place and Paisano Drive have yielded a static pressure of 98 (psi), a residual pressure of 86 (psi), and a discharge of 2,757 gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Tobin Place approximately 13-ft east from the center line of the right-of-way. The water main ends approximately 575-feet north from a manhole at the intersection of Orchard Street and Tobin Place.

8. There is an existing 8-inch diameter sanitary sewer main extending along Hardesty Place that is available for service, the sewer main is located approximately 15-feet west of the eastern right of way line.

General:

9. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in

accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater Division:**

No comments received.

**Parks and Recreation:**

No comments received.

**El Paso Fire Department:**

No comments received.

**El Paso Electric Company:**

El Paso Electric Company has no objection to the proposed street vacation at 218, 222, 224 Hardesty Place and 407 Tobin Place as proposed on surveys by Conde Inc. of Orchard Addition dated January 3, 2012.

However as per your request for 212, 214, and 220 Hardesty Place, EPE has an existing line running perpendicular to Tobin Street along the lot line between 212 and 214. The pole line starts out on 212 and crosses the lot line into 214 and then crosses Tobin PL. There is also a line running on 220 Hardesty with a pole setting in the alley.

EPE requires that utility easements rights are maintained for our existing facilities as described.

**Sun Metro:**

No comments received.

**911**

No comments received.

**Texas Gas Company:**

No comments received.

**El Paso Independent School District:**

No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1











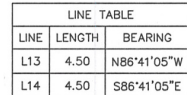
ATTACHMENT 2



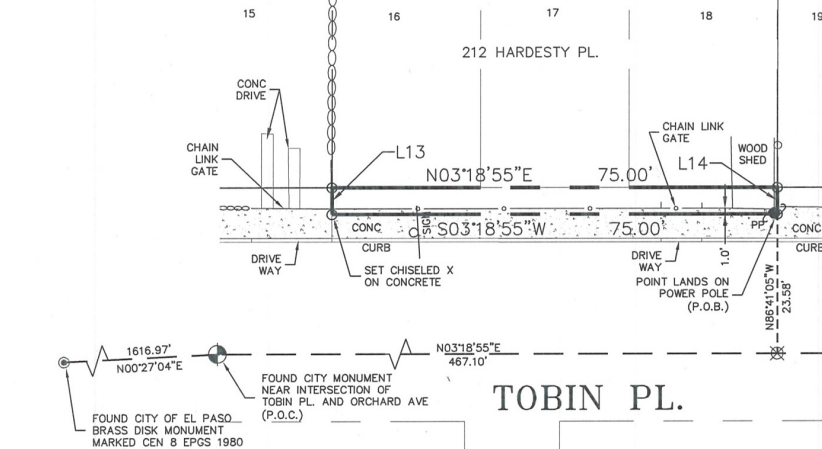
NOTE:  
1. BEARING BASIS IS THE PLAT OF ORCHARD PARK ADDITION RECORDED IN VOLUME 15, PAGE 31, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.  
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.  
3. NO CENTERLINE MONUMENTATION FOUND IN THE VICINITY, BOUNDARY CONSTRUCTED FROM IMPROVEMENTS ON THIS AND ADJACENT TRACTS AND STREETS.

	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	SET 1/2" REBAR W/CAP 5152
	CALCULATED POINT
	POWER POLE
	TRAFFIC SIGN

LINE TABLE		
LINE	LENGTH	BEARING
L13	4.50	N86°41'05"W
L14	4.50	S86°41'05"E



PID: 258618  
DEED:  
VOL: 2861  
PAGE 0129

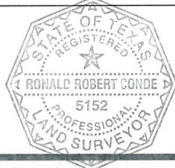


SCALE: 1"=20'

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

RON R. CONDE R.P.L.S #5152

JOB # 1011-61	DATE: NOVEMBER 30, 2011	FIELD: M.R.	OFFICE: F.R.
LOCATED IN ZONE C	PANEL # 480214-0040B	DATED OCT. 15, 1982	
RECORDED IN VOLUME 15	PAGE 31	REAL PROPERTY RECORDS, EL PASO COUNTY, TX	



REVISED ALLEY WIDTH  
JANUARY 3, 2012

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A PORTION OF 9.5' ALLEY  
ADJACENT TO LOTS 16, 17 AND 18, BLOCK 1  
MAP OF ORCHARD ADDITION  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE INC.  
6080 SURETY SUITE 100  
EL PASO, TEXAS 79905

CADD FILE: S:\C\TOBIN\101161



## ATTACHMENT 4



CITY OF EL PASO, TEXAS  
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 11/7/11

File No. SURW12-00007

1. APPLICANT'S NAME RAUL DOZAL  
ADDRESS 212 HARDESTY ZIP CODE 79905 TELEPHONE (915) 252-3418
2. Request is hereby made to vacate the following: (check one)  
Street ☐ Alley ☐ Easement ☐ Other ☐  
Street Name(s) \_\_\_\_\_ Subdivision Name \_\_\_\_\_  
Abutting Blocks \_\_\_\_\_ Abutting Lots \_\_\_\_\_
3. Reason for vacation request: \_\_\_\_\_
4. Surface Improvements located in subject property to be vacated:  
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:  
None ☐ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:  
Yards ☐ Parking ☐ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):  
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☐ Other ☐
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

CASHIER'S VALIDATION  
FEE: \$966.00

OWNER SIGNATURE: Raul Dozal  
REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.